



## To Let Ground Floor Retail Premises

72 Castlereagh Road, Belfast BT5 5FP

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**FRAZER  
KIDD**



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## Summary

- Occupies a prominent location on the Castlereagh Road, East Belfast.
- Excellent ground floor retail premises extending to c.517 sq ft.
- Suitable for a variety of uses, subject to planning.
- Neighbouring occupiers include Nearby Post Office, Willowfield Surgery, and Aunt Sandra's Shop.

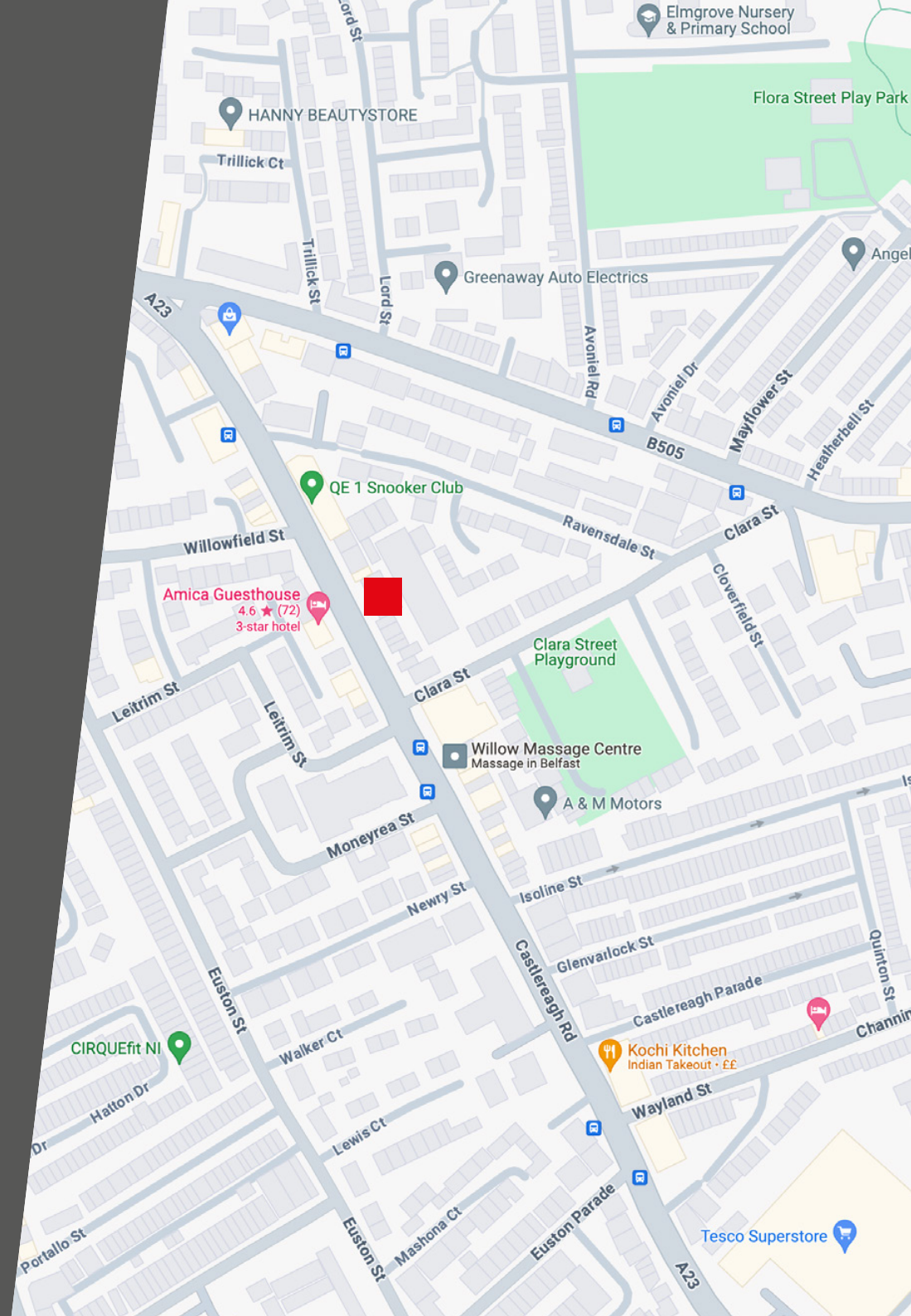
## Location

The subject property is situated in East Belfast fronting onto the Castlereagh Road and within a 5-minute drive from Belfast City Centre via the A20 Albertbridge Road. The Castlereagh Road is a main arterial route and benefits from a high level of passing vehicular traffic.

The immediate area is characterised by a mix of commercial uses along with high density residential housing.

## Description

The property comprises a prominent ground floor retail premises. The ground floor consists of a front sales area, W/C and kitchenette to the rear of the premises. The property benefits from an electric roller shutter door and glazed shop frontage.



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## Accommodation

We calculate the approximate areas to be as follows:

Floor	Sq. M	Sq. Ft
Main sales area	34	367
Kitchen area	4.5	48
Storage area	9.5	102
<b>Total</b>	<b>48</b>	<b>517</b>

## Rent

Inviting offers in the region of £7,500 per annum.

## Rates

NAV: £3,150.00

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £1,887.99

\* This property should be eligible for a 25% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services for further information (Tel: 0300 200 7801).

## Repair

Tenant responsible for interior repairs and exterior repairs by way of service charge.

## Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the building of which the subject premises forms part, to include building insurance.

## Management Fee

Tenant to be responsible for the payment of agents' management fees, which are calculated at 5% plus VAT of the annual rent.

## VAT

All figures quoted are exclusive of VAT, which may be payable

## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

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